

City Council
Atlanta, Georgia

04-O-2302

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-136/Z-04-62
Date Filed: 11-09-04

AN ORDINANCE TO AMEND ORDINANCE Z-04-62, ADOPTED BY CITY COUNCIL OCTOBER 4, 2004 AND APPROVED BY THE MAYOR OCTOBER 8, 2004 REZONING FROM THE C-1 (COMMUNITY BUSINESS) AND R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICTS TO THE PD-MU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT, PROPERTY LOCATED AT **2011 BOLTON ROAD, N.W.** FOR THE PURPOSE OF APPROVING AN AMENDED SITE PLAN.

OWNER: MARK G. HARRISON
BY: ZONING COMMITTEE
NPU-D

COUNCIL DISTRICT 9

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the currently adopted site plan governing the development approved by Ordinance Z-04-62 (04-O-1292) entitled "Bolton Village Center" prepared by Tunnell-Spangle-Walsh, dated June 15, 2004 and marked received by the Bureau of Planning June 27, 2004 is hereby deleted and a revised site plan entitled Bolton Village Center" prepared by Tunnell-Spangle-Walsh, dated November 1, 2004 and marked received by the Bureau of Planning November 9, 2004 is hereby adopted in lieu there of.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That a copy of Ordinance Z-04-62 is hereby attached for reference purposes.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

2-04-136/2-04-62

Legal Description

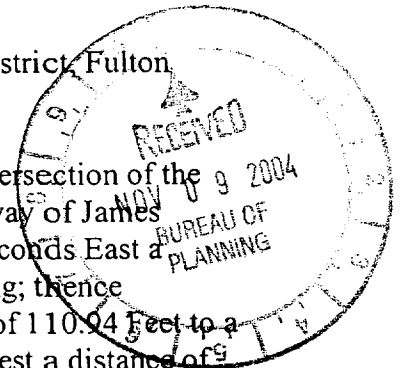
All that tract or parcel of land lying and being in Land Lot 256, 17th District, Fulton County, Georgia, and being more particularly described as follows:

To find the true point of beginning: Begin at a point formed by the intersection of the southerly right of way of Bolton Road and the southwesterly right of way of James Jackson Parkway; thence proceed South 08 Degrees 12 Minutes 30 Seconds East a distance of 182.30 Feet to a point, which is the True Point of Beginning; thence proceeding South 83 Degrees 12 Minutes 30 Seconds East a distance of 110.94 Feet to a point; thence proceeding South 82 Degrees 46 Minutes 30 Seconds West a distance of 498.24 Feet to a point; thence proceeding South 89 Degrees 41 Minutes 00 West a distance of 117.97 Feet; thence proceeding in a westerly direction across a drainage easement appx. 4.77 Feet more or less to a point; thence proceeding South 88 Degrees 41 Minutes 00 West a distance of 119.48 Feet to a point; thence proceeding along the arc of a curve in a northeasterly direction an arc distance of 86.11 Feet to a point (said arc being subtended by a chord with a bearing of North 47 Degrees 20 Minutes 28 Seconds East with a chord distance of 86.06 Feet and a radius of 1103.42 Feet to a point); thence continuing along the arc of a curve in a northeasterly direction a distance of 4.77 Feet (said arc being subtended by a chord with a bearing of North 50 Degrees 12 Minutes 02 Seconds East a distance of 4.77 Feet with a radius of 1103.42 Feet to a point); thence proceeding North 50 Degrees 19 Minutes 27 Seconds East a distance of 571.44 Feet to a point; thence proceeding along the arc of a curve in a northeasterly direction an arc distance of 62.15 Feet (said arc being subtended by a chord with a bearing of North 54 Degrees 13 Minutes 54 Seconds East a chord distance of 62.11 Feet to a point with a radius of 455.72); thence proceeding South 10 Degrees 14 Minutes 53 Seconds East a distance of 28.09 Feet to a point; thence proceeding North 58 Degrees 00 Minutes 11 Seconds East a distance of 8.49 Feet to a point; thence proceeding North 08 Degrees 47 Minutes 34 Seconds West a distance of 27.88 Feet to a point; thence proceeding along the arc of a curve in a northeasterly direction an arc distance of 20.80 Feet (said arc being subtended by a chord with a bearing of North 60 Degrees 43 Minutes 04 Seconds East a chord distance of 20.60 Feet with a radius of 455.72 Feet to a point); thence proceeding South 07 Degrees 34 Minutes 14 East of 185.83 Feet to a point; thence proceeding North 73 Degrees 36 Minutes 46 East a distance of 183.65 Feet to a point, which is the True Point of Beginning.

And

All that tract or parcel of land lying and being in the City of Atlanta, in Land Lot 256 of the 17th District of Fulton County, Georgia, more particularly described as follows:

Beginning at an iron pin located at the point of the intersection of the westerly side of South Cobb Drive (also know as State Highway No. 280 Access Road), as said Road is now located, with a 200 foot right-of-way, and the southerly side of Bolton Road; and running thence westerly and southwesterly along the southern right-of-way line of Bolton Road, and following the curvature thereof, a distance of 200 feet (the chord line being



197.35 feet) to an iron pin; and running thence south 08 Degrees 30 Minutes east 200 feet to an iron pin; thence running north 72 Degrees, 40 Minutes east to an iron pin on the west right-of-way line of South Cobb Drive, also known as State Highway No. 280 Access Road); thence running north 9 Degrees 15 Minutes west along the westerly side of South Cobb Drive (also known as State Highway No. 280 Access Road) 200 feet to the point of beginning.

Z-04-136/Z-04-62



City Council
Atlanta, Georgia

04-0-1292

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-62
6-8-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **2011 Bolton Road, N.W.** be changed from the **C-1 (Community Business & R-4A (Single-Family Residential))** Districts, to the **PD-MU (Planned Development-Mixed Use)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **256** of the **17th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

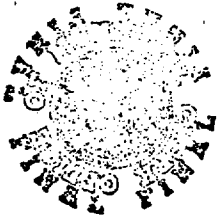
SECTION 4. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughlin Johnson
Municipal Clerk, CMG

ADOPTED by the Council
APPROVED by the Mayor

October 4, 2004
October 8, 2004



**Conditions for Z-04-62
2011 Bolton Road, N.W.**

1. Conditioned upon a site plan entitled "Bolton Village Center" prepared by Tunnell-Spangler-Walsh, dated June 15, 2004 and marked received by the Bureau of Planning June 27, 2004.



Legal Description

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7-04-62

RCS# 6106
10/04/04
4:15 PM

Atlanta City Council

Regular Session

04-O-1292

Z-04-62; 2011 BOLTON ROAD
REZONE C-1 & R-4A TO PD-MU
ADOPT

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 2

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	B Shook	B Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

04-O-1292

04-0-1292

(Do Not Write Above This Line)

AN ORDINANCE
BY: ZONING COMMITTEE

2-04-62

AN ORDINANCE TO REZONE FROM THE C-1 (COMMUNITY BUSINESS) DISTRICT AND THE R-4A(SINGLE-FAMILY-RESIDENTIAL)DISTRICT TO THE PD-MU (PLANNED DEVELOPMENT-MIXED USE) DISTRICT, PROPERTY LOCATED AT 2011 BOLTON ROAD, N.W., FRONTING APPROXIMATELY 580 FEET ON THE WESTERLY SIDE OF JAMES JACKSON PARKWAY BEGINNING AT THE SOUTHWEST CORNER OF BOLTON ROAD. DEPTH: VARIES; AREA: 6.12 ACRES; LAND LOT 256, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: MARK G. HARRISON APPLICANT: DILLON BAYNES NPV-D COUNCIL DISTRICT 9

ADOPTED BY

- ☒ CONSENT REFER OCT 04 2004
☒ REGULAR REPORT REFER COUNCIL.
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER
☐ PERSONAL PAPER REFER

Date Referred 7/19/2004
Referred To: ZRG: Zoning
Date Referred
Referred To:
Date Referred
Referred To:

First Reading
Committee Date 7/14/2004
Chair Date 7/14/2004
Referred To 7/14/2004

Committee Date 7/14/2004
Chair Date 7/14/2004
Action Fav, Adv, Hold (see rev. side)
Other
Members
Refer To

Committee Date 7/14/2004
Chair Date 7/14/2004
Action Fav, Adv, Hold (see rev. side)
Other
Members
Refer To

FINAL COUNCIL ACTION
☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFICATE
OCT 04 2004

ATLANTA CITY COUNCIL PRESIDENT

Signature of Council President

MAYOR'S ACTION

MAYOR